



4, Collier Way, Upholland  
Skelmersdale, Lancashire WN8 0BY

£408,750

## 4 Bedroom Detached with Single Integrated Garage

To include fully fitted kitchen including Neff appliances, flooring, blinds and turf to front and rear gardens

Morris Homes awarded the Home Builder Federation 5 Star Builder Customer Satisfaction

Integrated fridge freezer and dishwasher

Villeroy and Boch Sanitaryware  
Porcelanosa and Villeroy and Boch tiles

Approximately 1,469 sq ft

**PART EXCHANGE AVAILABLE SUBJECT TO QUALIFYING CRITERIA** Step into this exceptional home where natural light takes centre stage. The wonderful open-plan kitchen/dining/family room spreads the full width of the house and features a series of skylight windows adding a distinctive sense of style. Upstairs, there's plenty of space for everyone, with a family bathroom and 4 well-planned double bedrooms, including the master bedroom with its very own spacious en-suite. 1,469 sq ft Freehold with an annual management charge at £136.19. Council Tax to be Assigned. Predicted EPC Grade A. Photographs are CGI images and not necessarily of the exact plot.

### Lounge

10' 8" x 17' 11" (3.25m x 5.46m)

### Kitchen Family Dining Room

28' 3" maximum x 12' 10" maximum (8.60m x 3.91m)

### Ground Floor WC

3' 3" x 7' 1" (0.99m x 2.16m)

### Garage

10' 0" x 19' 8" (3.05m x 5.99m)

### Main Bedroom

13' 4" x 12' 9" (4.06m x 3.88m)

### Bedroom Two

10' 2" x 12' 9" (3.10m x 3.88m)

### Bedroom Three

9' 5" x 11' 0" (2.87m x 3.35m)

### Bedroom Four

10' 7" x 11' 0" (3.22m x 3.35m)

### Family Bathroom

7' 10" x 6' 8" (2.39m x 2.03m)







# Predicted Energy Assessment

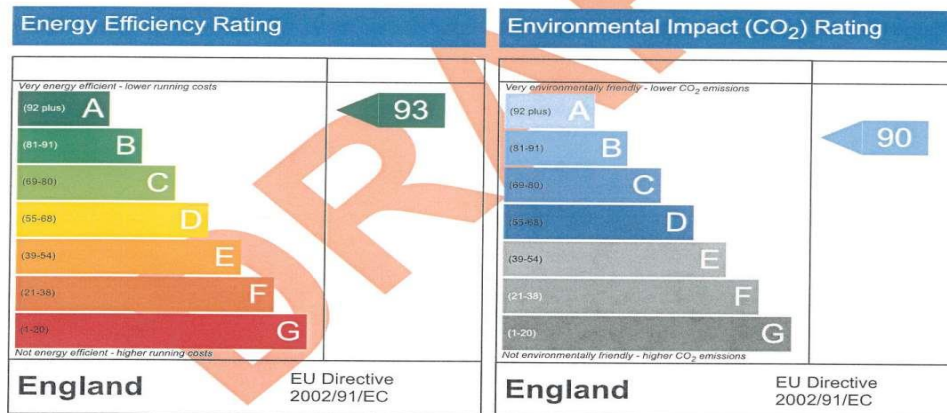


Plot 136, Abingdon Standard Det Op, 4 Bed

Dwelling type: House, Detached  
Date of assessment: 31/07/2023  
Produced by: Katarzyna Gotlib  
Total floor area: 150.12 m<sup>2</sup>  
DRRN:

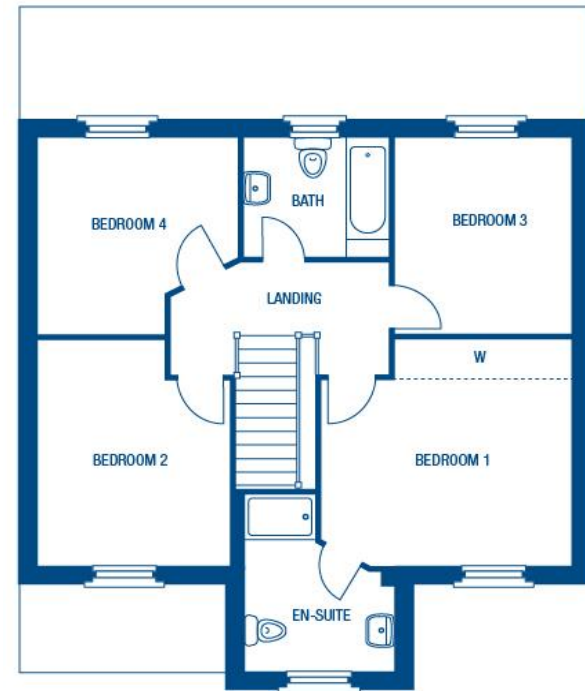
This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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